



Design Review Application

City of Puyallup
Development Services
333 S. Meridian
Puyallup, WA 98371
Phone: 253-864-4165
www.cityofpuyallup.org

MX-DRO Mixed Use Supplemental Design Review Application

For all regulations and conditions please see Chapter 20.52 of the Puyallup Municipal Code. This application is meant to guide an applicant through the requirements outlined in the Mixed Use Design Review Overlay zone district.

Applicability:

The MX-DRO standards apply to all new commercial and mixed-use development and exterior additions, exterior expansions or exterior remodeling related to an existing building, where said new development, exterior addition, exterior expansions or exterior remodeling related to an existing building is directly visible from a public street (if it will be visible for more than three years beyond the date of construction completion). Any exterior additions, exterior expansions or exterior remodeling related to the enclosed regional shopping center structure shall be exempt.

New structures over 4,000 square feet are subject to review and approval by the design review and historic preservation board; all other design review decisions are made administratively by the Director

Design review submittal requirements:

Submit three (3) hard copies **and** a CD or thumb drive containing files addressing all of the following required materials:

- 1) Elevation drawings of all proposed construction including dimensional drawings at 1/8 : 1" (or comparable scale) showing:
 - a. The type of exterior materials
 - b. Proposed color (where applicable due to selection of a menu option),
 - c. Exterior finishes for buildings and accessory structures,
 - d. Location and elevations of exterior lighting for buildings,
 - e. Parking areas, and;
 - f. Fenestration details

Scaled drawings of elevations, conceptual selection of major building materials, and isometric building perspective drawings shall be submitted.

- 2) A landscape plan showing existing vegetation to be retained and proposed vegetation to be installed
- 3) A context vicinity map that shows all structures on the property and within 200 feet in each direction of the subject property drawn to scale but not to the accuracy of a survey
- 4) A site plan delineating public and private open space
- 5) A written narrative from the project architect outlining in point-by-point detail compliance with all applicable design standards that apply to the project scope (as outlined below)

Criteria

The following criteria must be met in order for the Development Services to approve a design review of the development. **Please describe FULLY how your proposal is consistent with each of these criteria.** "Yes" or "No" answers are not acceptable.

1. **Design Principles (PMC 20.52.015):** Please describe, in detailed narrative format, how the project meets the design principles, including:

- Urban Form**

- Architectural design**

- Pedestrian orientation**

- Parking facilities**

Please address each heading outlined in 20.52.015, plus each additional sub-heading, in detail. Please attached your narrative to this application when submitting for review.

2. **Upper Floor Stepbacks:** The upper floor stepback of a building three stories or taller shall be a minimum of 10 feet. Alternatively, a total 10-foot step may be accommodated over multiple stories (e.g., seven feet on third floor, three feet on upper floor).

Upper floor windows shall be a variety of shapes and sizes with multiple recesses and framing utilized. Stepbacks can be accommodated through exterior porches, balconies or other usable space along public street frontages to reduce the scale of larger buildings. Special attention shall be given to building location and shadowing which may impact solar access.

Describe how these standards are represented in your design:

3. **Street/Trail Level Elements:**

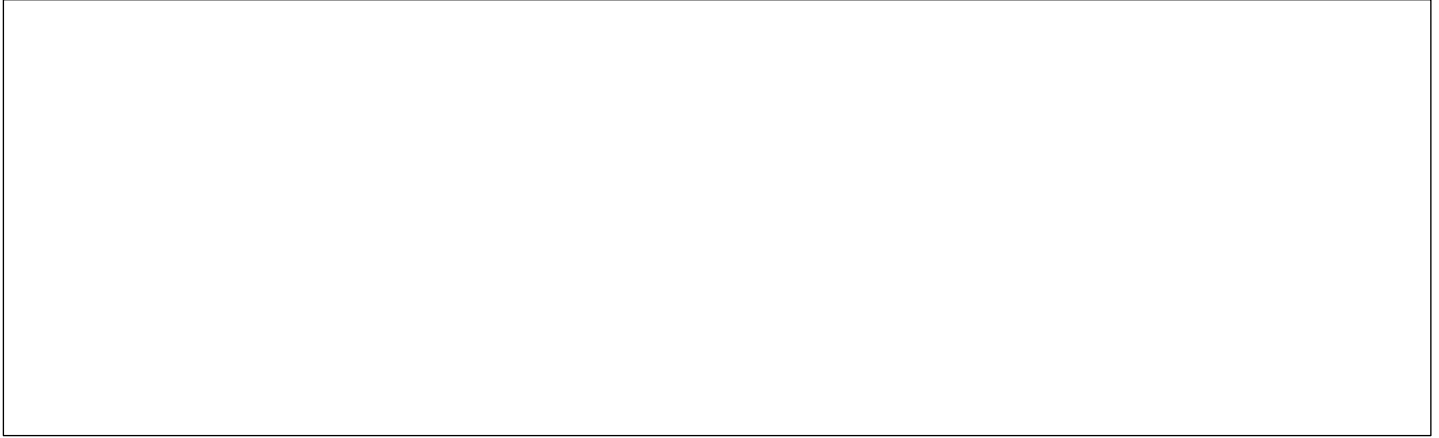
The first floor of any street or Riverwalk trail facing building shall be at least 12 feet in height – preferably 14 feet – as measured from the floor to the interior ceiling to provide for a generous space for retailing, services, and restaurant functions.

The ground floor of a street or trail facing facade shall consist of at least 60 percent visual transparency in the pedestrian view plane, defined as the horizontal area between two feet and eight feet above the exterior grade, and shall not be coated with a reflective or opaque covering/coating.

At least one building entrance shall be directly facing the sidewalk or trail and shall be publicly accessible and of architectural prominence. Additional access doors may be oriented toward parking lots. At least one building entrance shall be oriented toward the Riverwalk Trail when a building abuts the trail system in the RMX zone district. Transparent entries shall be used throughout.

Windows shall be trimmed using detailed/ornate and pronounced materials when looking at the finished facade of the building and the windows themselves shall be inset as to create depth and dimension to the facade. Decorative lintels, sills, molding, or framing details are required around all windows and doors located on facades facing or adjacent to public streets. Window openings on brick, stone, cast stone, or synthetic stone buildings do not need to be trimmed. Lintels, sills, and arches are not considered trim; window openings surrounded by stone work shall include windows with frames at least two inches wide.

Describe how these standards are represented in your design:



4. Building Modulations:

Buildings designed with completely flat facades and monotone color schemes are not permitted.

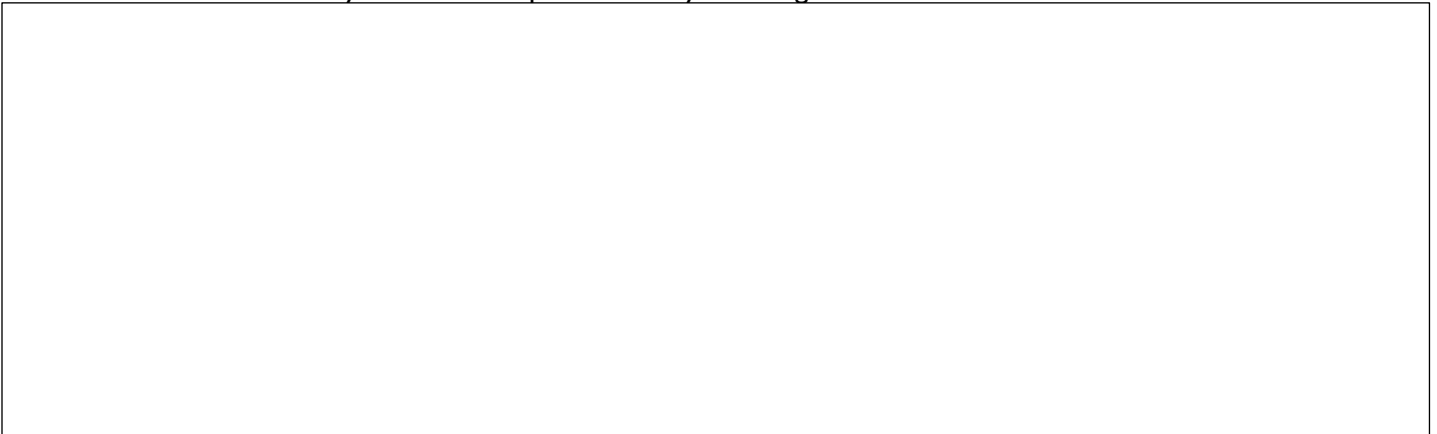
All buildings are required to have horizontal and vertical facade variations such as pop-outs, bays, recesses, arches, banding, columns, or similar features. Such features are required at least every 30 feet along all exterior wall planes and shall be offset at least four feet.

Describe how the standards you selected represented in your design:



5. Building Articulation: Buildings shall incorporate articulation on all sides. The street-facing side(s) shall receive the greatest amount of attention with respect to richness of forms, details, materials, and craft

Describe how the standards you selected represented in your design:

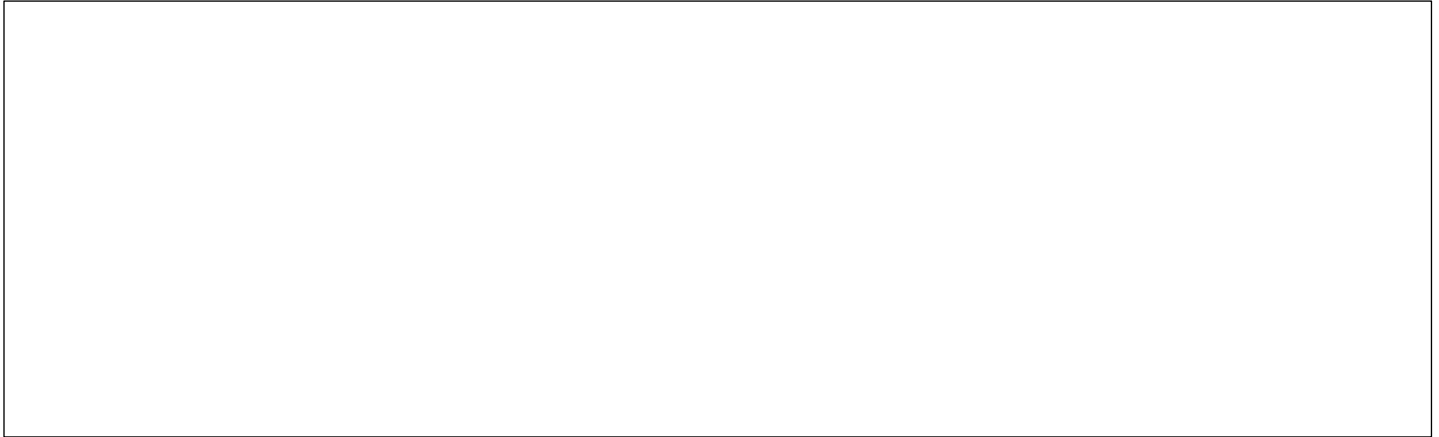


Treat any facade with walls containing an area with over 30 feet in length or 400 square feet in area with multiple building materials of varying colors, textures and/or accents or through the use of painted murals, or other artwork.

Alternatively, a planted trellis at least seven feet tall and 10 feet wide placed every 10 feet within a minimum five-foot irrigated planting bed. Climbing vines, columnar conifer trees/shrubs and/or other ground cover/shrub grouping shall be planted with the intent to screen the blank wall area.

Buildings shall be designed to ensure that they look like the same building on all sides. Consistent or complementary building details and proportions on all sides ensure a “four-sided” quality to a building, but a building is not hereby prohibited from having more than four sides

Describe how these standards are represented in your design.



8. Building Materials:

On one- to-two-story structures, cover a minimum of 30 percent of the building facade with a minimum of two exterior building materials.

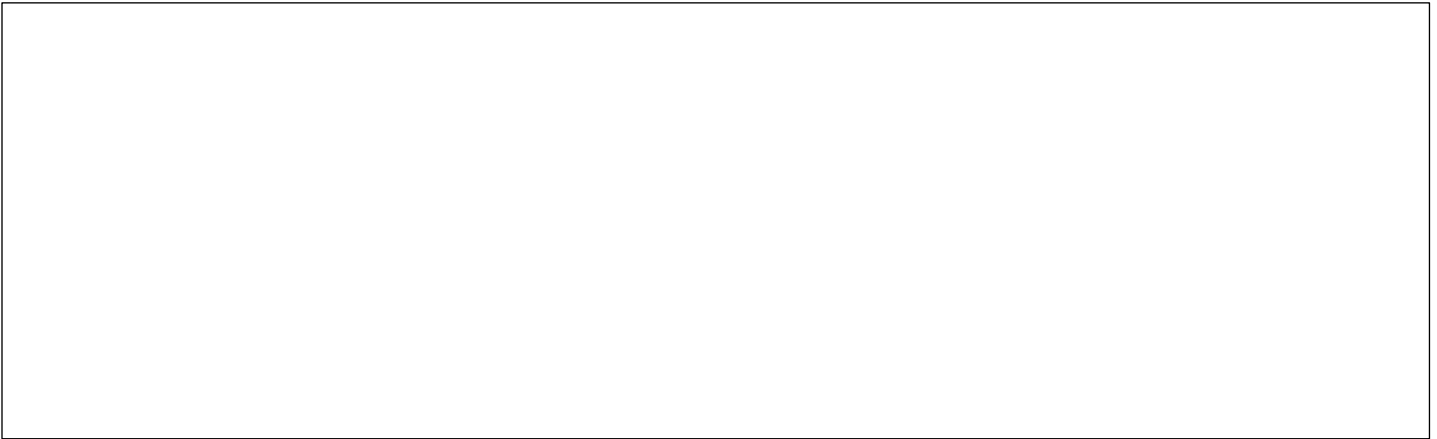
On structures three or more stories tall, cover a minimum of 40 percent of the building facade with two distinct building materials and a minimum of 60 percent with a third material.

Building material texture and contrasting/complementary colors are encouraged.

The use of stucco siding shall be minimized throughout and the use of metal paneling, brick, decorative faux stone, masonry, and masonry veneer shall comprise a minimum of 60 percent of the exterior facade, excluding gables, windows, doors, and related trim, throughout; all stone, masonry or faux mason materials shall be used in the lower portions of exterior walls.

Horizontal changes of material from brick or stone to another material shall include a stone cap or a brick sill; the cap or sill shall project from the face of the building. A vertical change of materials shall occur at an interior corner or shall not occur within four feet of an exterior corner

Describe how these standards are represented in your design:



9. Required Parapets and Cornices:

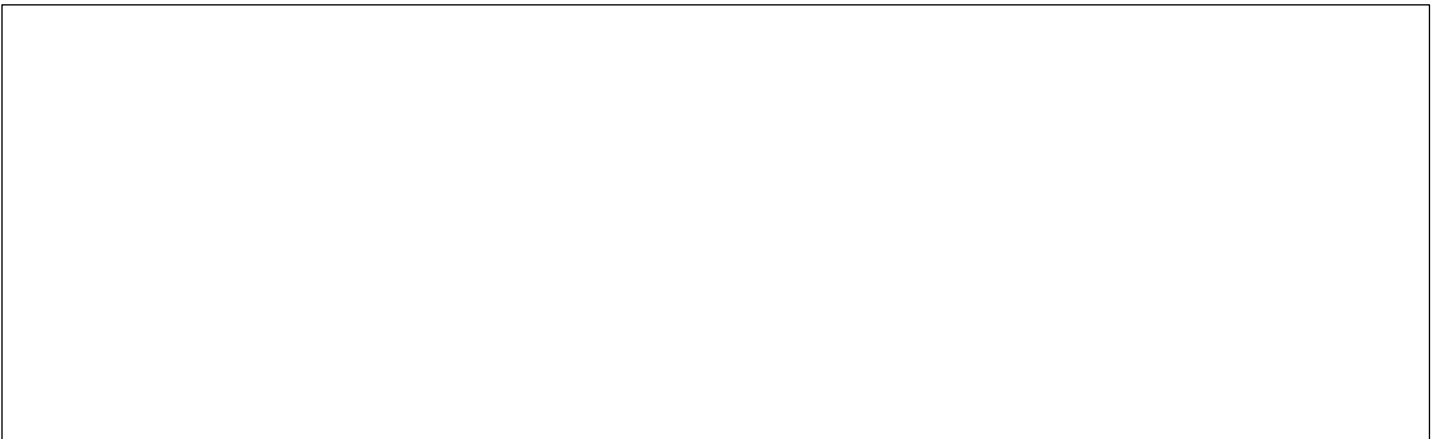
All flat roofs shall have a parapet and a cornice on all facades or walls.

Flashing at the top of a parapet shall not qualify as a cornice.

Cornices shall be in proportion with the size, scale, and architectural detailing of the building, and shall be decorative/ornate in nature.

Buildings shall only be required to provide parapets and cornices on street-facing facades and walls. Cornices shall return at least eight feet around corners that transition from a building wall that requires a cornice to a building wall that does not require a cornice.

Describe how these standards are represented in your design:



10. Weather Protection Awnings:

Provide adequate weather protection over pedestrian walkways and sidewalks as they abut buildings throughout. Awnings and covers shall be a minimum of six feet. Extend canopies further, up to a maximum of eight feet, where permitted.

Describe how these standards are represented in your design.

11. Roofline Modulation: If the continuous roofline exceeds 50 feet in length on a building with a flat, gabled, hipped or similar roof, or on a roofline with slopes of less than three feet vertical to 12 feet horizontal, the following methods shall be used:

The height of the visible roofline must change at least four feet if the adjacent roof segments are less than 50 feet in length.

- The height of the visible roofline must change at least eight feet if the adjacent roof segments are 50 feet or more in length.
- The length of a sloped or gabled roofline must be at least 20 feet, with a minimum slope of three feet vertical to 12 feet horizontal.

Describe how the treatment of entrances architectural design features you selected are represented in your development: